

**MINUTES**  
**City of Newport Planning Commission**  
**Work Session**  
**Newport City Hall Council Chambers**  
**August 23, 2021**  
**6:00 p.m.**

**Planning Commissioners Present:** Jim Patrick, Bob Berman, Lee Hardy, Braulio Escobar, Jim Hanselman, Gary East, and Bill Branigan.

**PC Citizens Advisory Committee Members Absent:** Dustin Capri (*excused*), and Greg Sutton.

**City Staff Present:** Community Development Director (CDD), Derrick Tokos; and Executive Assistant, Sherri Marineau.

1. **Call to Order.** Chair Patrick called the Planning Commission work session to order at 6:00 p.m.

2. **New Business.**

A. **Memo Summarizing Opportunity and Constraints Survey Results.** Tokos reviewed the key takeaways from the South Beach online survey. Hardy asked what a “sense of place” meant. Tokos explained this was about identity through investments such as creating a gateway into South Beach, and add some artistic and educational elements in the multi-use paths in the area. Hardy noted they didn’t have this for Newport. Tokos reminded there was a bit of this in Nye Beach. Hardy didn’t think this applied because Nye Beach was an end for a trip to Newport, not an entry, and didn’t signify the quality of Newport. Tokos explained that this was what place making meant and what people were responding to as far as what types of elements they wanted introduced there.

Berman asked how the takeaways tied into projected projects. Tokos thought the attracting service piece would tie into it a little bit more by looking at how the 2.3 acres at the northeast corner of 35th Street and US 101 was repurposed. Hanselman thought this area would be a for a food cart or court. Once the area had been beautified and had a new identity, businesses would come to the area. Hanselman questioned if they could get enough competition or sales in the area to support the business that was wanted because most of what was in South Beach was off of US 101.

Escobar asked how ECONorthwest’s plan and vision correlated with the public’s vision. Tokos explained that they understood that when the Urban Renewal Agency purchased the 2.3 acres, part of the plan was to repurpose the property and there was some thought on doing a service type use. The survey reaffirmed that this was what people wanted to see down there and it helped inform the public on the three different concepts on how the property could be repurposed. One concept would be a single tenant outfit that was the size of the Grocery Outlet store. A second option could be a combination deli/food cart hybrid arrangement. The third concept would be a multi-tenant retail space. These were the three options being considered.

Branigan asked if the open property on South Jetty Road just before the Jetty could be developed. Tokos explained that the property just after the condos on South Jetty Road was State Park property.

East asked if there was property that would work for a fuel station in the area. Tokos reported that if a signal went in on 40th Street, there was property at the northeast corner that could accommodate a fuel station.

B. **South Beach / US 101 Concept Evaluation (Working Draft).** Tokos reviewed the South Beach / US 101 project concept evaluation. Hanselman asked how much surplus water supply Newport had. Tokos explained there was the source water limitations and what was stored in water tanks that provided service at any given time. Tokos didn’t have the exact figures but there noted there wasn’t a lot of excess capacity. They relied on the Siletz River for the source water. Newport had an intertie with Seal Rock that was a backup if we needed

to tap into it. There was also some secondary water rights the City had. Tokos didn't know the disposition of these at that time or if they were even viable. A discussion ensued regarding water options for Newport, limits Newport had for water for development, and the storage capability versus source water.

Berman asked for clarification on how priorities fit into the objectives for projects because they seemed like two different things. Tokos thought this needed to be made clear in this memo and he would put some thought to this.

Tokos continued the review for evaluation criteria for objectives and priorities for the URA area. Berman asked if the \$500,000 was saying that the potential sale of the lot would be around \$500,00 less than we paid for it. Tokos confirmed this was a placeholder the consultant put in the memo recognizing that Urban Renewal wasn't necessarily about the return on the immediate investment on the property, but instead it was more about attracting the type of use long-term that would benefit the community there. Urban Renewal agencies often do this to incentivize a package for developers to come in by writing down the value of the property. This amount was what the consultant's initial thought was.

Tokos reviewed the project summaries next. Patrick asked if there was water storage in South Beach. Tokos explained this was one thing they thought to do, and it appeared that there was sufficient pressure on either side of the intertie toward the north end of the airport property. If they could get it automated it would be cheaper than a tank. They were looking at the technology side of things to see if they could make it work that way. Berman asked if it was cost prohibitive to extend sewer infrastructure to industrial sites near the airport. Tokos confirmed the costs had come in so high that it wasn't viable.

Tokos reported that the redundant Yaquina Bay water pipeline was a recent estimate of costs. The city was putting together a hazard mitigation grant where the city would pay \$750,000 and the rest would be picked up by the Federal government. There was currently a single water main that fed South Beach under the bay and it was timely to get a secondary line in. Tokos reviewed ways the city was working with Rondys, who owned property near McClean Point, to extend their water mains to serve their own development. The city did a cost share with them to get the mains extended far enough south so they could cross the bay from that location. All the city had to do was determine a landing point in South Beach. Berman asked if ODOT participated in funding for these projects. Tokos explained they didn't. This would be done through the Urban Renewal or System Development Charge (SDC) funds, and the city could partner with developers. Currently funds were being collected from developers through SDCs.

Patrick asked if a traffic stop would be figured at some point for the Wilder development. Tokos reported they had budgeted about \$20,000 to do warrants on 40th and US 101, and 36th and US 101. They hoped that with the Wilder development they would find a way to make a traffic signal work at 40th Street. Berman asked if 50th Street connected into 40th Street. Tokos confirmed there would be a loop put in there at some point.

Tokos reviewed the alignment of potential project concepts with the URA objective, investment priorities, survey responses, and how it was all brought together. Berman noted the high priorities on the memo needed to be changed from a dark colored box to a lighter color so it was easier to read.

Tokos reported that a meeting was scheduled on September 7th with the City Council and Urban Renewal Agency to cover a more refined version of the memo and get a summary of the survey results. Then on September 20th they would be going over the 35th and US 101 site to put together concepts for potentially repurposing that property. There would also be another focus group for South Beach on August 26th.

Berman pointed out that the imagery on the summary didn't look like it applied to anything they were thinking of. He thought there needed to be photos of things more applicable to the list. Tokos noted they provided some of that feedback to the consultants. The city would be working with them to make sure that where they were bringing examples together, the examples reflected what they were recommending.

Berman asked about when they would be covering the Transportation System Plan memo and Construction Excise Tax distributions that the latest work program said they would be discussing. Tokos reported these

weren't ready and why they weren't in the packet. The Commission would see the TSP memo during the second meeting in September. Berman requested that another work program done and the dates be extended out more. Tokos would do this.

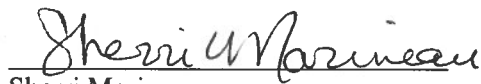
Tokos noted he should be able to report on the decisions on the three grants applications for the TGM grant for the City Center revitalization, the OWEB Grant for the water shed planning, and the HB 2003 housing capacity and production strategy grant in September or October.

Berman asked what was happening with the Food Truck decision. Tokos reported there would be a City Council hearing on September 7th to consider the recommendations. If it was adopted, the new rules would be effect on October 7th.

3. **Unfinished Business.** None were heard.

4. **Adjourn.** The meeting adjourned at 6:52 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Sherri Marineau". The signature is written in dark ink and is positioned above the printed name and title.

Sherri Marineau,  
Executive Assistant

